



**134 Mt Robson Close SE
Calgary, Alberta**

MLS # A2154416



\$780,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,172 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Discover your dream home with breathtaking views! This fantastic 2-story home with a walk-out basement is situated on a huge pie shaped lot in an ideal location backing onto the Fish Creek Park pathway system and walking distance to the McKenzie Lake main entrance perfect for outdoor enthusiasts and water activities. Just steps away from the community center, providing a hub for activities and events and walking distance to top-rated schools, ensuring an easy commute for your children. As you enter the home, you are greeted by a spacious entryway that leads into a formal living and dining room space. The area is designed to offer a welcoming and open atmosphere, perfect for entertaining guests or enjoying family gatherings. High ceilings and large windows allow natural light to flood the space, enhancing its elegance and warmth. The seamless transition between the living and dining areas provides a versatile layout, accommodating various furniture arrangements and decor styles. The open-concept kitchen and family room are designed to create a welcoming and functional space for both cooking and relaxing. In the kitchen, you'll find an abundance of cabinets, providing plenty of storage for all your kitchen essentials. The ample counter space ensures you have room for food preparation, making it easy to cook meals for family and friends. The family room is a cozy retreat, highlighted by a wood-burning fireplace equipped with a gas log lighter for convenience. Built-in cabinets add both style and practicality, offering additional storage and a place to display your favorite items. Whether you're cooking a family dinner or enjoying a quiet evening by the fire, this combined space is perfect for making lasting memories. Featuring a well-designed main floor office, this space is ideal for working from home or managing household tasks. With

ample natural light and a thoughtful layout, it offers both functionality and comfort, making it a perfect addition to the main level of the home. Ascend to the upper level where you'll find four generously sized bedrooms, including a primary suite with a walk-in closet and a 5-piece ensuite, complete with a stand-up shower and a jetted tub. Step onto the large back deck and enjoy the beautiful view and privacy of the expansive green space provided by the over sized pie shaped lot and walking pathway.